

**MARKED AGENDA
ZONING REVIEW BOARD
APRIL 2, 2015
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-14-51-** An Ordinance by Councilmember Natalyn Archibong to rezone from the C-1 (Community Business) District to the MRC-3 (Mixed Residential Commercial) District, properties located at **0, 1400, 1406, 1410, 1418, 1424, 1430, 1436, 1437, 1442, 1446, 1447, 1452, 1453, 1456, 1457, 1460, 1462, 1470, 1471, and 1477 La France Street, N.E., 263 and 269 Whitefoord Avenue, N.E., 1433 Hutchinson Street, N.E., and 246 and 256 Mayson Avenue, N.E.,** fronting approximately 520 feet on the north side of LaFrance Street and at the northwest intersection of LaFrance Street and Mayson Avenue. Depth: varies. Area: varies. Land Lot 209, 15th DeKalb County, Georgia.
OWNER: METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY (MARTA)
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE
STAFF RECOMMENDATION: APPROVAL, CONDITIONAL
ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE
2. **Z-15-04-** An Ordinance by Councilmember Kwanza Hall to rezone from the R-5 (Two Family/ Beltline Overlay District), to the MR-3 (Multifamily Residential/Beltline Overlay District), property located **504 Rankin Street, N.E.,** fronting approximately 43.7 feet on the north side of Rankin Street and approximately 131 feet east of the northeast intersection of Rankin Street and Rankin Place. Depth: varies. Area: approximately 0.92 acres. Land Lot 47, 14th Fulton County, Georgia.
OWNER: JANINE CLEARLY
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: DEFERRAL, MAY 2015
ZRB RECOMMENDATION: DEFERRAL, MAY 2015
3. **Z-15-05-** An Ordinance to rezone from the R-LC-C (Residential-Limited Commercial-Conditional) District, to the R-LC-C (Residential-Limited Commercial-Conditional), property located **3280 Howell Mill Road, N.W.,** fronting approximately 522.8 feet on the east side of Howell Mill Road beginning approximately 1,257 feet north of the north intersection of Margaret Mitchell Drive and Howell Mill Road. Depth: varies. Area: approximately 4.02 acres. Land Lot 197, 17th Fulton County, Georgia.
OWNER: NORTHWEST MEDICAL CENTER, LLC.
APPLICANT: MATTHEW VIVIAN
NPU C COUNCIL DISTRICT 8
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL, CONDITIONAL
ZRB RECOMMENDATION: APPROVAL, CONDITIONAL
4. **U-15-02-** An Ordinance by Zoning Committee granting a Special Use Permit for a telecommunications facility pursuant to Section 16-11.005 (1) (f) for property located at **320 ASHWOOD AVENUE, S.W., (parcel number 14 0090 LL021)** fronting approximately 851 feet on the west side of Pryor Road at the northwest corner of Fair Drive and Pryor Road. Depth: approximately 602 feet. Area: approximately 7.2177 acres. Land Lot 90, 14th District, Fulton County, Georgia.
OWNER: C.C. HARMAN
APPLICANT: JENNIFER A. BLACKBURN
NPU Y COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL, CONDITIONAL
ZRB RECOMMENDATION: APPROVAL, CONDITIONAL

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5. **U-15-04** An Ordinance to amend Ordinance 12-O-1603 (U-12-25) which granted a Special Use Permit for outdoor displays or sales area (i.e. outdoor private vending) pursuant to Section 16-11.005 (1)(c) for purposes of a change of conditions. Property located at **1685 Memorial Drive, N.W. (aka 225 Clifton Street)**, fronting 200 feet on the south side of Memorial Drive beginning at the southwest corner of Memorial Drive and Clifton Street. Depth: varies. Area: approximately 0.872 acres. Land Lot 178, 15th District, DeKalb County, Georgia.
OWNER: ARJUN & BHUPENDER, INC
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: DEFERRAL, MAY 2015
ZRB RECOMMENDATION: DEFERRAL, MAY 2015

DEFERRED CASES

6. **Z-14-69**-An Ordinance to rezone from the R-4 (Single Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **1734, 1742, 1748, 1754, 1762 AND-1770 MOORES MILL ROAD, N.W.**, approximately 485 feet on the southeasterly side of Moores Mill Road and approximately 71 feet northwest of the intersection of Moores Mill Road and Ridgemore Road. Depth: varies. Area: approximately 4.04 acres. Land Lot 220, 17th District, Fulton County, Georgia.
OWNER: MOORES MILL ROAD, LLC
APPLICANT: MOORES MILL ROAD, LLC
NPU C COUNCIL DISTRICT 9
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL, MAY 2015
ZRB RECOMMENDATION: DEFERRAL, MAY 2015
7. **Z-14-39**- An Ordinance to rezone from the PDMU (Planned Development-Mixed Use) District to the PDMU (Planned Development Mixed Use) District for a change of conditions, property located at **410-418 GRANT PARK PLACE, 769-785 CHEROKEE AVENUE, 421-423 AUGUSTA AVENUE, AND 765-775 HARRISON PLACE, S.E.**, fronting approximately 357 feet on the north side of Cherokee Avenue, approximately 200 feet on the east side of Grant Park Place and approximately 79 feet on the west side of Augusta Avenue. Depth: varies. Area: approximately 1.384 acres. Land Lot 143, 14th District Fulton County, Georgia.
OWNER: GRANT PARK PLACE, LLC.
APPLICANT: JASON NAYLOR
NPU WCOUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL, CONDITIONAL
STAFF RECOMMENDATION: APPROVAL, CONDITIONAL
ZRB RECOMMENDATION: APPROVAL, CONDITIONAL
8. **U-14-33**- An Ordinance granting a Special Use Permit pursuant to Section 16-06A.005 (1) (g) for a Personal Care Home, property located at **2041 JOSEPH E. BOONE BOULEVARD, N.W.**, fronting approximately 51 feet on the north side of Joseph E. Boone Boulevard and approximately 500 feet east of the northeast intersection of Joseph E. Boone and New Jersey Avenue. Depth: approximately 150 feet. Acres: approximately 0.171 Land Lot 175 14th District, Fulton County Georgia.
OWNER: SK AND T MORTAGE, LLC/KENNETH P. SHIELDS
APPLICANT: KEN P. SHIELDS
NPU J COUNCIL DISTRICT 3
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL, JUNE 2015
ZRB RECOMMENDATION: DEFERRAL, JUNE 2015

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9. **Z-14-42-** An Ordinance to rezone from the R-3 (Single Family Residential) District to the MR-3(Multifamily Residential) District, property located at **3537, 3541, 3545, 3549, and 3555 ROXBORO ROAD, N.E.**, fronting approximately 316 feet on the northwest side of Roxboro Road beginning approximately 191 feet from the intersection of Kingsboro Road and Roxboro Road. Depth: varies. Area: approximately 1.814 acres. Land Lot 9, 17th District Fulton County, Georgia.
OWNERS: D&B LOWENKOPF FAMILY TRUST, DAVID LOWENKOPF TRUSTEE, JOHN ROBERTS, JR., JAMES REDDING, and BYRON BILLINGSLEY
APPLICANT: DAVID L. SMITH
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DEFERRAL, MAY 2015
ZRB RECOMMENDATION: DEFERRAL, MAY 2015
10. **Z-14-61-** An Ordinance by Zoning Committee to rezone from the R-4 (Single Family Residential) district to the MRC-3 (Mixed Residential Commercial) district for property located at **1099 NORTH AVENUE, N.E. AND 579 NORTH HIGHLAND AVENUE, N.E. (PARCEL NUMBER 14-0015-000-3095)**, fronting approximately 50 feet on the south side of North Avenue beginning approximately 275 feet from the southeast intersection of North Highland Avenue and North Avenue. Depth: approximately 338 feet. Area. 0.7 acres. Land Lot 15, 14th District, Fulton. County, Georgia.
OWNER: JEFFREY P. VANTOSH
APPLICANT: MARK A. DIEDRICH
NPU N COUNCIL DISTRICT 2
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL, MAY 2015
ZRB RECOMMENDATION: DEFERRAL, MAY 2015
11. **Z-14-66-** An Ordinance to rezone from the I-2 (Heavy Industrial) District to the MR-5A (Multifamily Residential) District, property located on **a portion of 490 BISHOP STREET, N.W. and a portion of 1299 NORTHSIDE DRIVE, N.W.**, fronting approximately 461 feet on the south side of 17th Street beginning approximately 672 feet from the southwest corner of Northside Drive. Depth: varies. Area: approximately 8.3 acres. Land Lot 148, 17th Fulton County, Georgia.
OWNERS: STATE ROAD AND TOLLWAY AUTHORITY
/LU12 ATLANTA 17TH STREET, L.P.
APPLICANT: FAIRFIELD RESIDENTIAL COMPANY, LLC.
NPU E COUNCIL DISTRICT 8
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL, JUNE 2015
ZRB RECOMMENDATION: DEFERRAL, JUNE 2015

END OF AGENDA